

Design & Access Statement

Application For A Biomass Boiler & Flue,
Parr Builders Merchants, Lomax Street, Rochdale
For Parr Rochdale Ltd.

The Site

The red edged site contained in this application is situated off Lomax Street, Rochdale within an established commercial estate, and forms part of the applicant's larger site. The site comprises a tarmac yard/carpark with a free standing detached portal frame warehouse/industrial unit.

The site is flat throughout and level with adjoining premises.

There is currently a vehicle entrance off Lomax Street providing vehicular and pedestrian access to the site.

Land Use & History

The site is used for the supply of building materials and timber to the trade and public, with an additional depot and yard to the other side of Lomax Street, both of which forms part of a long established commercial estate with mixed uses including, light industrial, retail, trade sales and offices.

Building Design

The current building consists of a steel portal frame with facing brick walls and profiled metal clad roof, and a small single storey flat roof office.

It is proposed to install a 450kW maximum output external free standing biomass boiler on a concrete slab, with a 300mm diameter twin wall stainless steel flue projecting minimum 600mm above existing eaves level. The system will then provide heating and hot water to the current buildings which obviously changes in demand throughout the year.

The appearance of the boiler is that of a steel clad structure not uncommon to other items of plant and machinery naturally associated with commercial and industrial sites. The exact specification of the boiler will be determined prior to installation but will be limited to a maximum output capacity of 450kW, but will be one of the economical and energy efficient models available with a high combustion efficiency resulting in a virtually smokeless operation.

The boilers will be fuelled using virgin wood sourced externally from various accredited suppliers in accordance with the “Woodsure” certified scheme.

Policy

The NPPF seeks the promotion of renewable and low carbon energy and heat sources to tackle climate change and drive down greenhouse gas emissions through the reduction of burning fossil fuels such as gas, oil and electricity. In support of this, the Government has put in place a scheme which financially rewards low carbon heat generation technologies such as biomass boilers, known as the “Renewable Heat Incentive” [RHI] scheme.

The NPPF also supports sustainable business enterprise to provide employment and economic growth. This application is in accordance with national and local policies as it seeks to promote a form of biomass fuel resulting in the low carbon generation of heating and hot water to support an existing business.

Landscaping

There is currently no planting of any kind to the site and the yard is surfaced with concrete. The boiler will be located to the rear of the single storey office, and adjacent the larger portal frame building, so no part of it will be visible from Lomax Street. The only part which will be visible is the stainless steel flue where it projects above the office building.

The existing dropped kerb vehicular entrance off Lomax Street is to be retained, where views into the site are restricted from the highway due to the current entrance arrangements.

Parking & Vehicle Movements

The current vehicular entrance will be retained off Lomax Street providing access for cars and commercial delivery vehicles. There is suitable yard area for vehicles to enter, manoeuvre and exit in a forward gear. No existing parking spaces will be lost as a result of this proposal and so the site will therefore continue to provide a parking ratio considered to be in accordance with the adopted Parking Policy Standards.

Timber deliveries to fuel the boiler will be 1 articulated lorry per 3 months during the summer and a maximum of 1 lorry per month during the winter. When compared to the current commercial vehicles visiting the whole site, this small increase would be considered as having negligible impact.

Impact

It is considered that the proposed development will not adversely affect the area or neighbouring properties by virtue of the position and orientation of the plant and equipment.

There will be an insignificantly small increase in the number of vehicles visiting the site resulting in no harm, nuisance or compromise to highway safety.

The project will enable the progression of an existing business providing secure ongoing employment, resulting in a viable and sustainable scheme.

There will be no bio-diversity or arboricultural implications as the equipment will be located within a current working commercial estate.

Access

There are no access issues relating to this application.